

BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☒ Certification of Non-Conforming Use
- ☒ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☒ Special Exception
- ☐ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: WILLIAM CORREA

Address: 918 LANGSTROTH LANE
BENSALEM, PA. 19020

Phone No. [REDACTED]

Owner's Name: WILLIAM CORREA

Address: 918 LANGSTROTH LANE
BENSALEM, PA. 19020

Phone No. [REDACTED]

Attorney Name: _____

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): _____

1. Application relates to the following:

Check items if applicable:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input checked="" type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) _____ | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-030-140

Location: 918 LANGSTROTH LANE

Lot Size: 19,800 SQUARE FEET

Present Use: RESIDENTIAL + RENTAL

Proposed Use: RESIDENTIAL + RENTAL

Present Zoning Classification: R 2

Present Improvement upon Land: N/A

Deed recorded at Doylestown in Deed Book _____ Page _____

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

NEED IT TO BE GRANDFATHER IN. AS FAR AS TO MY KNOWLEDGE
I BOUGHT THE PROPERTY AS A 3-UNIT^{PROPERTY} AND IN PUBLIC RECORDS
IT STATES THAT IT IS A 3-UNIT PROPERTY.

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: JUNE 5th

Your statement of alleged error of Zoning Administrative Office: I THINK IT SHOULD BE
GRANDFATHERED IN BECAUSE THE PROPERTY HAS ALWAYS BEEN
APARTMENTS.

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

GRANDFATHER THE PROPERTY FROM A SINGLE DWELLING TO A MULTIPLE DWELLING.

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

I WILL BE LIVING IN THE MAIN HOME BUT WOULD LIKE TO KEEP ONE APARTMENT AS RENTAL. WOULD LIKE TO GRANDFATHER IN THE MULTIPLE UNITS.

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship).

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

Appellant's or Owner's Signature

8-12-2014
Date

Sworn to and subscribed before me this

12th day of August 2014

NOTARIAL SEAL
MARGARET A GOODWIN
Notary Public
LOWER MAKEFIELD TWP, BUCKS COUNTY
My Commission Expires Aug 21, 2016

To whom it may concern,

To the best of my knowledge,
the 2nd & 3rd Floor Apts. existed
Prior to the year 1965; well
before.



EDWARD WEBB

**918 Langstroth Ln
Bensalem, PA, 19020-5763
Bensalem Twp, Bucks County
Tax Map: 030 Lot: 140**

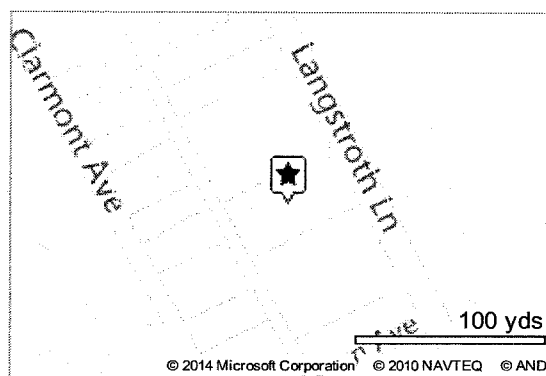


Photo Date: 3/2014

Summary Information

Owner	Correa William & Narvaez Correa Gloria E	Prop Class	Residential
Owner Addr	918 Langstroth Ln	Record Date	06/09/2014
Owner City St	Bensalem, PA	Settle Date	06/06/2014
Owner Zip+4	19020-5763	Sale Amt	\$255,000
Owner Cr Rt	C003	Annual Tax (Est)	\$4,564

Geographic Information

High Sch Dist	Bensalem Twp	Lot	140
Neighborhood	Cornwell Hgts	Latitude	40.074359
TaxId	02-030-140	Longitude	-74.95923
Tax Map	030	Census	1001.053

Assessment & Tax Information

Tax Year	2014	Annual Tax (Est)	\$4,564	Total Land Asmt	\$5,560
County Tax	\$566	Taxable Land Asmt	\$5,560	Total Bldg Asmt	\$18,840
Municipal Tax	\$476	Taxable Bldg Asmt	\$18,840	Total Asmt	\$24,400
School Tax (Est)	\$3,522	Taxable Total Asmt	\$24,400		

Lot Characteristics

Frontage	100.00	Sq Ft	19,800	Zoning	R2
Depth	198.00	Acres	0.45		

Building Characteristics

Bldg Sq Ft	3,088	Tot Rms	12	Bsmt Type	Full
Bldg Footprint Sq Ft	976	Bed Rms	6	Fireplace	1
Res Type	Single/Det	Full Baths	3	Fireplace Stacks	1
Res Design	3+ Story	Tot Baths	3	Gas	Public
Res Style	Conventional	Addtl Fixtures	4	Water	Public
Stories	3.00	Tot Fixtures	15	Sewer	Public
Tot Units	3	Exterior	Frame	Yr Built	1900

Codes & Descriptions

Land Use	(1001) Res: Conventional
County Legal Desc	LOT W S GRAVEL PK 470 FT;S OF US13;100X198

MLS History Information

List Number	Status	Status Date	Price
6349828	STL	5/23/2014	\$255,000

Transaction History (Complete)

Record Date	6/9/2014	Sale Amt	\$255,000
Settle Date	6/6/2014	Doc Num	28915

Owner Names: **Correa, William ; Narvaez Correa, Gloria E**

Mort Rec Date	6/9/2014	LenderName	Trumark Finl Cu
Mort Date	6/6/2014	Term	30
Mort Amt	\$191,250	Due Date	7/1/2044
Remarks:	Conv		

Record Date	7/16/1958	Book	1437
Settle Date	7/16/1958	Page	492

Owner Names: **Weber, Helene M**

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Member F

918



2 of 6

Room Dims

LR/GR: 0
Dining: 0
Kitchen: 0
Family: 0
Inclusions:
Exclusions:



Tax Inform: Image 2 of 6

Taxes / Yr:

Assessment: 24900 LOT 140 Recur Fee / Freq: LOT DIM: 100x198 Waterfront: N

Features

Utilities: GasHeat, GasHotWater, Wall/WindowAC, PublicWater, PublicSewer Parking: NoGarage, 3+CarParking
Exterior: Alu/SteelEx, NoPool Bsmt: FullBasement Interior: OneFirePl, NoModifs/Unk, MainFlrLndry Kit: EatInKitchen,
GasCooking, Cond: FixUp/TLC

Remarks

Public: Stately Victorian situated on almost 1/2 an acre is currently configured as 3 - 1 Bedroom apartments. The First Floor consists of a Kitchen, Large Dining Room, Living Room, Bathroom, Bedroom and Sun Porch. The Second Floor Features a Living Room, Bedroom, Bathroom and Eat-In Kitchen. The Third Floor has a Living Room, Eat-In Kitchen, Bath and Bedroom. Public Records state the house as being 3 Units. This is an Estate and is being sold "As is". Buyer/Investor would be responsible for all repairs required by lender or township. Buyer/Investor would be responsible for any changes needed in zoning classification.

Directions: Woodhaven Rd to Route 13 L (Bristol Pike) to R on Langstroth Cross Street: Route 13 Map Grid: 7852A7

Brokerage Information

RE/MAX Advantage-Fairless Hills	RMA-FH	(215) 547-5300	SBr: 3	OPr: \$300,000
ListAgent: Peg Goodwin	60007850	(215) 949-6057	BBr: 3	LDt: 03/11/2014
CoListAg:	Appointment Phone:	(215) 547-5300	TBr:	XDt: 11/11/2014

Show: 1st & 2nd floor can be viewed on 1st showing. 3rd Floor with 2nd Showing.

Poss: Immediate

Agmt:	ER	OMD:	04/18/2014
Sign:	Y	DVB:	Y
BkInt:	N	LMD:	05/24/2014
PrExc:	N	LBon:	39
Short Sale:	N	PMP:	39

Owner: Helene M Weber

Disclosure:

Contract & Settlement Information

SellOffice: RE/MAX Advantage-Fairless Hills	RMA-FH	(215) 547-5300	Pd:	04/18/2014	LP:	\$300,000
SellAgent: Peg Goodwin	60007850	(215) 949-6057	ShrtSale:	N	SD:	05/23/2014
Financing: Conventional	Sell Conces:	N				

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1 - 1 of 1 Listing

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BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
Matthew K. Takita
Director of Building and Planning
2400 Byberry Road • Bensalem, PA 19020

ZONING CERTIFICATION

June 5, 2014

Helene Weber & Ed Weber POA
7710 Revere St
Philadelphia, PA 19152

Project Address: 918 Langstroth Ln Bensalem, PA 19020
Tax Parcel: 02-030-140
Property Owner: same as addressed

RE: ZONING CERTIFICATION

Dear Sir or Madam:

In response to your request, the following information is being furnished as it pertains to the above referenced property:

- The subject parcel is located in an R-2, Residential District.
- The proposed apartment use is not permitted in the R-2 district. [Section 232-166]
- The existing apartment use is not permitted in the R-2 district. [Section 232-166]
- The existing apartment is a non-conforming use.

If you have any questions or concerns, please feel free to contact this office for assistance.

You have the right to appeal this determination to the Township Zoning Hearing Board. Applications for appeals to the Zoning Hearing Board can be obtained at the Building and Planning Department located in the Municipal Building at 2400 Byberry Rd, Bensalem or on our website at <http://bensalemtwp.org>.

Respectfully,

Harold W. Gans, P.E., P.L.S.
Township Engineer

HWG/lva

Email address

This is not a permit. No land shall be used or occupied and no structure shall be constructed, used or occupied until all appropriate approvals and permits are obtained.